



Cricklade Town Council

First Town on the Thames

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Cricklade Town Council's Planning, Conservation & Transport Committee

9th February 2026

For PL/2025/09893 at West Mill Farm, West Mill Lane, Cricklade, SN6 6NB

Proposal: Retrospective planning application for a pole barn field shelter and building up of ground level.

CTC Comments:

CTC accepts the need for this barn for animal welfare reasons. Additionally the design is in keeping with the other agricultural buildings on the site and would not be detrimental to views from North Meadow. There do not appear to be any plans for utilities to the site which would suggest that the intention is for this property to remain a shelter for horses.

The documents include a flood risk assessment which describes the hardcore used to build up the land above flooding levels and concludes thus;

- 1.11 In conclusion the flood risk should not be a constraint to this development. The development is classed as less vulnerable and as such is to be deemed appropriate in flood zones 1, 2 and 3a. The pole barn is not likely to increase surface water run off nor increase the likelihood of fluvial flooding in nearby areas. Furthermore, there are no areas within the land controlled by the applicant that are not affected by flooding, and no areas controlled by the applicant not within flood zone 2. The development meets the requirements of both the sequential and exception tests.

The planning statement describes the surfaces as follows;

- 2.6 The Pole Barn is sited on built up land that has been constructed out of rubble and hardcore, the land where the barn is sited will be permeable and allow for rainwater to soak through into the ground. No impermeable surfaces will be created so it is not expected that surface runoff will be affected by the implementation of the pole barn.

However, Wiltshire Council Drainage Team have said

"We note that the applicant states that the proposed pole barn will be within FZ2 and FZ3, and ground levels will be raised in the area to elevate the barn out of the flood zone. Whilst this may help prevent flooding of the barn itself, the applicant has not demonstrated how they have considered the knock-on impact to flood risk elsewhere through construction within the flood plain.

We also note that the applicant has stated that the proposed surfacing will be permeable, however no technical details of the material specification has been

provided. We therefore object to this application and request the applicant provide the following:

- A revised FRA to demonstrate how the loss of flood plain is appropriately compensated for so as to prevent an increase in flood risk elsewhere*
- Demonstration through the FRA that the proposed structure will not change overland flow paths and cause an increase in flood risk elsewhere*
- Cross-sections and supporting materials specification to demonstrate the proposed construction of the pole-barn and ground-level build up so as it can be confirmed that this is permeable (as per the applicant's statement).*

The construction of the built up area began in 2024 (although it is currently paused) and the following photos were taken in July 2024 by a concerned local. The poles are now installed.



Being only 135m from North Meadow the importation of hardcore with no documented provenance of the materials used raises concerns. Under the Wildlife and Countryside Act 1981, any activity within a SSSI, or outside it but capable of affecting it, must not damage the features for which the site is designated.



Natural England assesses proposals against whether they could:

- Alter soil chemistry
- Introduce pollutants or nutrients
- Change hydrology or drainage
- Physically damage geological or ecological features

If there is risk, Natural England consent or advice is required. Since this area is prone to flooding and that flood water could either affect the Thames or be washed onto North Meadow there is a distinct risk that soil chemistry could be altered as well as affecting hydrology and drainage.

Recycled hardcore can contain alkaline concrete fines, may include trace contaminants and there is a risk of nutrient enrichment or pH change. The damage is likely to have been done already. Presume the area will be impermeable below the barn to keep horses dry so there is a need to provide some kind of drainage solution which we are sympathetic it would be costly for a cheap structure.

CTC DECISION:

Although we have no objection in principle to this barn, CTC voted unanimously to **OBJECT** on the grounds that the barn was built on a floodplain, no approval sought before starting the work and sets a dangerous precedent for building there. CTC would like to see a full description of the surface materials being used and a certification of inert classification for the hardcore. CTC also agreed to contact Natural England and Environment Agency as believe the applicant should have gained permission for any work within 8 metres of the river.